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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$395,000  
**Median Unit Price**  
March quarter 2017: \$582,500

## Comparable Properties



302/45-49 York St RICHMOND 3121 (VG)

**Agent Comments**

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**Price:** \$425,000  
**Method:** Sale  
**Date:** 23/12/2016  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



112/45-49 York St RICHMOND 3121 (VG)

**Agent Comments**

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**Price:** \$410,000  
**Method:** Sale  
**Date:** 28/02/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



G04/8 Garfield St RICHMOND 3121 (REI)

**Agent Comments**

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**Price:** \$391,000  
**Method:** Private Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** Apartment

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  Unit  Suburb

Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
302/45-49 York St RICHMOND 3121	\$425,000	23/12/2016
112/45-49 York St RICHMOND 3121	\$410,000	28/02/2017
G04/8 Garfield St RICHMOND 3121	\$391,000	20/05/2017